



# CDPOA COMMUNICATOR

*Published bimonthly by the Clemson Downs Property Owners Association for its members*

## September/October 2019

### Welcome New Neighbors!

**It has been a busy summer—five new families to welcome!**

We welcome **Bardy & Bob Kreiger** to 304 Downs Blvd.; they moved here from Seneca. Bob has worked as Division Director of Engineering at Wayne Community College in Goldsboro, NC. Bardy attended Winthrop, even though her father taught at Clemson. While living in Goldsboro, she taught second and third grades. Bob enjoys computer programming while Bardy keeps herself busy gardening. They have three sons. Bob & Bardy chose Clemson Downs because other family members have lived here; both of them feel this is a good retirement community. Welcome!

**LeAnna Little** has moved into 318 Downs Blvd. She was born in Chicago and has 4 daughters and 9 grandchildren, 5 boys and 4 girls. She worked in an office until she retired but now likes to sew, read, and travel. LeAnna chose Clemson Downs because one of her daughters lives here in Clemson and because of the many services available here. We welcome LeAnna!

**Chuck & Janet Waugaman** have moved into 327 Kendra Place. They were both born and raised in Pittsburgh. Chuck earned degrees from Virginia Tech and Tulane and taught mechanical engineering in Louisiana and Pennsylvania. He then worked for GE in Pennsylvania and in Greenville, SC. Janet has degrees from schools in Pennsylvania and Louisiana and worked at Westminster College in PA. Both of their daughters have graduate degrees from Clemson, and both work at the university full time. Their son lives in New Orleans with his wife and Chuck and Janet's two grandsons. They found a great home here and love living in this area; they especially appreciate the sense of community at Clemson Downs. We welcome you both!

**William Watt** is a new resident at 5 Little Lane. Bill hails from Chicago, where he went to high school and college. A teacher for 30 years and assistant principal for 9 years, he got to know Clemson when he got his master's degree here. He has moved to Clemson to be closer to his daughter. We welcome, you, Bill!

**Craig & Donna Williams** have moved into 42 Hickory Way. Chuck is a Vice President and Manager of Carolina Alliance Bank in Powdersville and Donna is a retired teacher from Central Elementary. They are currently renting their home while their own home is on the market. We welcome them to our community!

### Telephone Directory Corrections and Additions

**Remember: You can find the most current edition of the directory online at our website: [www.cdpoa.com](http://www.cdpoa.com).** Click on Our Community—CDPOA Directory. You will need a password to access the directory—contact Linda Cocke at 654-5134 or [602leland@gmail.com](mailto:602leland@gmail.com) to obtain the password. If your email address or phone number has changed during 2019, please contact Linda to update your contact information.

### **Additions for New Neighbors:**

**Chuck & Janet Waugaman:** 327 Kendra Place | 724-674-0646 (primary); 724-674-1646 | *waugaman1979@yahoo.com* (Chuck) and *jbwaugaman@yahoo.com* (Janet)

**Leanna Little:** 318 Downs Blvd. | 864-280-2485

**Bob & Bardy Kreiger:** 304 Downs Blvd. | 864-784-6088 (Bardy) and 864-784-1536 (Bob) | *bardy\_BAPK@nctv.com* (Bardy) and *tigerr@nctv.com* (Bob)

**William Watt:** 5 Little Lane | 864-903-1337 | *William.Watt1939@gmail.com*

**Craig & Donna Williams:** 42 Hickory Way | 864-313-6298 (Craig); 864-506-4161 (Donna) | *1975terrier@gmail.com* (Craig) and *williadm77@gmail.com* (Donna)

### **POA 3<sup>rd</sup> Saturday Breakfasts**

Breakfast is \$6.50 per person for continental breakfast (cereal, fruit, pastries, and yogurt) or \$10.00 per person for full breakfast. Payment only by checks made payable to CARC.

Reminder about the Breakfasts: The Breakfast begins at 8:30 in the CARC Dining Room. After the breakfast and the speaker, please visit anyone you want to visit in the hallway. We should be out of the dining room by 10:00 because the kitchen staff must set up the dining room for lunch.

**September breakfast** speaker will be Lewis Vaughn, who will speak about the Wall of Remembrance honoring Korean War veterans.

**October breakfast** will be a program by Dillman Sorrells on "Art Quilts"

**November breakfast** presentation is by Stephanie Enders from "Ripple of One," a mentoring organization.

November will be our last breakfast until 2020.

### **First Friday Get-Togethers**

The First Friday Get-Togethers are from 4:00 - 6:00 pm. Come join us for a fun time to get to know your neighbors and enjoy simple hors d'oeuvres. Please bring your drink and a finger food. Invite a neighbor who doesn't usually come and invite a new neighbor.

Information will be sent to you via e-mail to let you know exactly where the First Friday Get-Together is taking place—the Corley Center or the Gazebo. Directions to the Gazebo: Follow the sidewalk at the upper part of Downs Loop, just after you pass Birch Place or the sidewalk at the end of Birch Place.

**First Friday Get-Together for September** is a Tailgating Celebration on September 6 from 4 to 6 p.m. It is currently scheduled for the Corley Center and will be hosted by John & Ann Gilreath, Denny & Carol Walling, and Pat Vernon.

**October First Friday** is October 4 and will be hosted by Margaret Layne and Marge Olthoff. Please plan to attend if you can—and bring a neighbor!

### **President's Letter**

Since my last letter to you, several important projects have been undertaken by your Board of Directors and Committees.

Phase I of the Keystone Storm Drainage Ditch Project has been completed. CARC has agreed to pay for half of the cost since storm water from some of their property empties into the area. The ditch from the intersection of Hickory Way and Downs Loop to the back of Harold and Wanda Olson's house has been dredged so that the water from heavy rains will not overflow into the yards of homeowners. The work will be tested by the next heavy rain.

As a result of a meeting of those homeowners on Downs Boulevard and Birch Place involved in the Birch Place Storm Drainage Ditch Project, an elevation survey has been completed on the ditch from Hickory Way, passed the rear of the Downs Boulevard properties, and ending at the City of Clemson drain on Downs Loop. Plans for easing the flooding behind some Birch Place houses are being developed using the survey results. Those homeowners reimbursed the POA for that portion of the survey taken on their properties. Working together we are hoping that we can solve this problem.

Repairs to the Woodland Way Bridge are being undertaken the week of September 2nd. All boards will be replaced and some repairs to bridge sides will be made.

On August 31st Dr. John LeHeup, the Executive Director of Clemson Area Retirement Center (CARC), retired. On behalf of our POA members, the Board of Directors presented a gift to him to thank him for the work he did with the POA Boards during his time with us. Joe Merck, a homeowner, Board member, and talented artist in our area, donated one of his lovely paintings to serve as our gift. We thank him so much for his generosity.

In August we submitted additional requests for more streetlights in the Downs. Late in that month David Conner, Director of Public Works for the City of Clemson, conducted an on-site night visit with me and subsequently approved those requests he felt were needed. Duke Energy has submitted a work order to have those lights and/or poles installed on Bayberry Lane, Keystone Lane, and at the permanent yard waste site at the end of Bayberry Lane. The installation has been postponed because many of Duke's line workers were called to Florida to help with repairs needed if Hurricane Dorian causes damage to that state.

Not too long ago I had company and took them on a tour of our community. They were most impressed by our pretty yards and the privacy that our common areas give our homes. Also, they fell in love with our Woodland Walk. Their comments made me so proud of Clemson Downs and caused me to appreciate aspects that I have come to take for granted. Indeed, we are quite fortunate to live here.

## **Events Coming Up**

### **Special Meeting on September 23**

A Special Meeting will take place on September 23, 2019 at 10:00 AM in the Corley Conference Room.

Calling the meeting is necessary because of conflicts between our Restrictive Covenants and Bylaws, with our Covenants taking precedence. Also, some Bylaws conflicted with other Bylaws, presenting unintended consequences. To plan for the Annual Meeting in December the Board of Directors, along with your POA Attorney, feel that proposed changes need to be put forth to the members for a vote.

A ballot for a formal vote will be mailed to you on or before September 9, 2019. Please read the cover letter, study the ballot, and vote according to the stated instructions.

In late August a Town Hall Forum was held for the entire membership at which time the existing and proposed Bylaws were explained as was the conflict between the Covenants and current Bylaws. Forty-six households were represented by fifty-nine members. The views expressed by those in attendance were interesting and effective.

Please mark your calendars for the Special Meeting on September 23 at 10:00 AM in the Corley Center Conference Room and plan to attend. Don't forget to bring your ballot with you if you did not return it earlier. **Also, if you did not use your self-addressed, stamped envelope, please return it so we can reuse it—it will save us—and you—money!**

### **Bring Your Own Breakfast Saturdays**

As long as it isn't raining, join your neighbors at the Gazebo for a BYOB (Bring Your Own Breakfast) from 9 to 11am on home Football Saturdays when we don't have breakfast in the dining room. These Saturdays are September 7, October 12, October 26, and November 2. Look forward to seeing you there!

## **Information**

### **Yard Waste**

There is a new CARC permanent yard waste site at end of Bayberry Lane. The site belongs to CARC. They have given us permanent access as long as the following rules are honored:

- All yard debris is to be placed on the **RIGHT** side of the concrete pad.
- **NO** debris is to be placed on the concrete pad. It is for the parking of heavy-duty trucks only.
- The entire waste site is a **No Parking Zone** and is so posted. Violators' vehicles may be towed at their expense.
- The site is for **natural** yard debris only. No manmade items are to be placed on the site.
- This site is **not** for use by outside workers who care for private yards. They are to take any debris they generate out of Clemson Downs for disposal. Please inform your workers.

The CDPOA Board of Directors thanks you for working with us as we make the transition to this new site. If you have questions, please call Martha Grigsby.

### **Parking of vehicles in the CDPOA community**

Please park vehicles, those of homeowners, renters, and guests, in owner carports, garages, or on concrete or asphalt slabs contiguous to them. (See Article I, Section 4C. regarding overnight parking for trucks.) **Any vehicle parked on the street is not to be left there overnight.** Parking on any grassy area is not allowed. Only maintenance vehicles or motorized scooters and carts transporting handicapped persons may be parked on Common Properties.

# September 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b>	<b>2</b> <i>HAPPY Labor Day</i>	<b>3</b> Bistro Open 4-7 pm	<b>4</b> Bistro Open 4-7 pm	<b>5</b> <b>ARC Meets 2 pm</b> Bistro Open 4-7 pm	<b>6</b> <b>First Friday 4-6 pm</b> Friday Movie 2 pm	<b>7</b> <b>Tigers at Texas A&amp;M BYOB at the Gazebo 9am</b>
<i>Happy Grandparents Day!</i>	<b>9</b>	<b>10</b> <b>POA Board 2 pm</b> Bistro Open 4-7 pm	<b>11</b> Bistro Open 4-7 pm	<b>12</b> Bistro Open 4-7 pm	<b>13</b> Friday Movie 2 pm Corley Ctr.	 <b>14</b> at Syracuse Saturday Breakfast 8:30
<b>15</b>	<b>16</b>	<b>17</b> Bistro Open 4-7 pm	<b>18</b> Bistro Open 4-7 pm	<b>19</b> Bistro Open 4-7 pm	<b>20</b> Friday Movie 2 pm Corley Ctr.	 <b>21</b> <b>Charlotte</b>
<b>22</b>	<b>23</b> <b>Special Meeting</b> Corley Ctr. 10:00 am	<b>24</b> Bistro Open 4-7 pm	<b>25</b> Bistro Open 4-7 pm	<b>26</b> Bistro Open 4-7 pm	<b>27</b> Friday Movie 2 pm Corley Ctr.	 <b>28</b> at <b>UNC</b>
<b>29</b>	<b>30</b>	 <b>HAPPY FALL Y'ALL!</b>				

## Remember

You can find Board of Directors meeting schedule, agendas, and minutes on the CDPOA website at [www.cdpoa.com](http://www.cdpoa.com). Please let your board members know if you have any questions or concerns!

### August 2019

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Remember to mark your calendars and plan to attend the CDPOA Special Meeting.

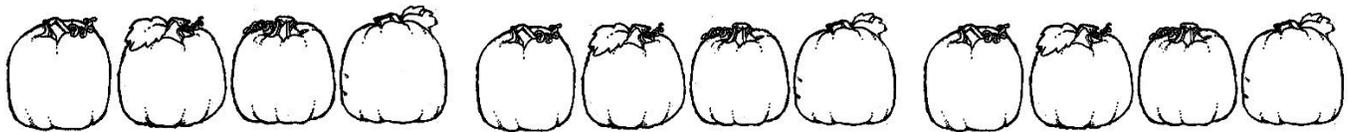
**Monday, September 23, 2019 at 10:00 am in the Corley Center Conference Room.**  
If you did not return your ballot ahead of time, remember to bring it with you!

### October 2019

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

# October 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		<b>1</b> Bistro Open 4-7 pm	<b>2</b> Bistro Open 4-7 pm	<b>3</b> <b>ARC</b> <b>Meets 2 pm</b> Bistro Open 4-7 pm	<b>4</b> <b>First</b> <b>Friday</b> <b>4-6 pm</b> Friday Movie 2 pm	<b>5</b>
<b>6</b>	<b>7</b>	<b>8</b> <b>POA</b> <b>Board 2 pm</b> Bistro Open 4-7 pm	<b>9</b> Bistro Open 4-7 pm	<b>10</b> Bistro Open 4-7 pm	<b>11</b> Friday Movie 2 pm Corley Ctr.	 <b>12</b> <b>FSU</b> <b>BYOB at the</b> <b>Gazebo 9am</b>
<b>13</b>	<b>14</b>  <b>COLUMBUS DAY</b>	<b>15</b> Bistro Open 4-7 pm	<b>16</b> Bistro Open 4-7 pm	<b>17</b> Bistro Open 4-7 pm	<b>18</b> Friday Movie 2 pm Corley Ctr.	 <b>19</b> <b>at Louisville</b> <b>Saturday</b> <b>Breakfast</b> <b>8:30 am</b>
<b>20</b>	<b>21</b>	<b>22</b> Bistro Open 4-7 pm	<b>23</b> Bistro Open 4-7 pm	<b>24</b> Bistro Open 4-7 pm	<b>25</b> Friday Movie 2 pm Corley Ctr.	 <b>26</b> <b>Boston College</b> <b>BYOB at the</b> <b>Gazebo 9am</b>
<b>27</b>	<b>28</b>	<b>29</b> Bistro Open 4-7 pm	<b>30</b> Bistro Open 4-7 pm	<b>31</b> <b>Bistro</b> <b>Open 4-7 pm</b> 		 <b>Wofford</b>



## September 2019

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## Yard Debris:

All yard debris is to be placed on the **RIGHT** side of the concrete pad at the end of Bayberry. **NO** debris is to be placed on the concrete pad. The entire waste site is a **No Parking Zone** and is so posted. The site is for **natural** yard debris only. No manmade items are to be placed on the site. This site is **not** for use by outside workers, who must remove the debris they generate off Downs property.

## November 2019

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30